

PUBLIC HEARING--July 14, 1965

Appeal #8287 Jeane L. and James L. Dixon, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 14, 1965:

ORDERED:

That the appeal for a variance from the provisions of Section 7201.3 of the Zoning Regulations to permit waiver of three off-street parking spaces for conversion of rooming house to eight unit tenement house at 1335 - 22nd St. N.W., lot 808, square 69, be denied.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the R-5-B District, has a frontage of 18 feet on 22nd Street and a depth of 100 feet to a 15-foot wide public alley in the rear. The lot contains an area of 1800 square feet and is improved with a two story and basement row house.

(2) The property at present is utilized for rooming house purposes and appellant desires to convert the property into an 8-unit tenement house and in so doing require three off-street parking spaces.

(3) Testimony at the hearing indicated that although the appeal was advertised for the waiver of three offstreet parking spaces that actually a waiver of only one space is required inasmuch as appellant is able to provide two parking spaces at the rear of the building.

(4) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

It is our opinion that appellant has failed to prove a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations as the lot in question is normal in all respects as to width, depth and area and contains no adverse topographical or other extraordinary or exceptional situation or condition.

It is our opinion, therefore, that appellant can utilize his property in accordance with the existing Zoning Regulations, and further, to grant this appeal would result in substantial detriment to the public good and would substantially impair the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.